In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr J Berry

Reference P/2024/1049

Agent Mr Trevor Mennell
The Gables,,
Kendricks Bank,,
Bayston Hill,
Shrewsbury, SY3 0EH

Date Received 10/06/2024

Decision Date 06/07/2026

Town and Country Planning Act, 1990

Location of Application

Land at, Llyndir Lane, Rossett, Wrexham, LL12 0DH

Description of Application

NEWID DEFNYDD TIR AMAETHYDDOL I SAFLE SIPSIWN/TEITHWYR AR GYFER LLAIN I UN TEULU YN CYNNWYS GOSOD CYFLEUSTER TRIN CARTHION BIO-DISC A GWELL MYNEDIAD I GERBYDAU, LLAWR CALED A MAN TROI
/ CHANGE OF USE OF AGRICULTURAL LAND TO GYPSY/TRAVELLER SITE FOR SINGLE FAMILY PITCH INCLUDING BIO-DISC SEWAGE TREATMENT PLANT AND IMPROVED VEHICULAR ACCESS, HARD STANDING AND TURNING AREA

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC 1 - Green Barriers
EC2 - Agricultural Land
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
GDP 1- Development Objectives
EC 1 - Green Barriers
EC 12 - Development and Flood Risk
EC13 - Surface Water Run-off
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H9 - Gypsy Caravan Sites

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Revision	Date	Description of Decision
0	06/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The occupation of the site shall only be by Gypsies and Travellers as defined by paragraph 2 of Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites.

2. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 1 shall be a static caravan) shall be stationed on the site at any time.

3. No commercial activity shall take place on the land including the storage of materials and the stationing of any vehicle in excess of 3.5 tonnes overnight. There shall be no loading or unloading of vans, open backed vehicles or lorries on the site other than for domestic purposes.

4. Within six months of the date of this decision a scheme for biodiversity enhancements shall have been submitted for the written approval of the local planning authority. The scheme shall include a timetable for its implementation. The works shall be implemented and retained in accordance with the approved details.

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5. Within three months of the date of this decision a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to:
    - details of all trees and hedgerows to be retained as part of the development;
    - details of the location and species of all new tree and hedgerow planting
    - details of a buffer zone that shall be maintained alongside any open watercourses that borders the site
    - a timescale for the implementation of all landscaping works.

    Landscaping of the site shall be carried out in accordance with the approved scheme. Any trees or hedgerows which are subsequently removed or become seriously damaged or diseased shall be replaced in the next available planting season with trees or hedgerows of the same species as those originally shown to be retained or planted.

6. Within 3 months of the date of this decision the vehicular access shall be provided with visibility splays of 2.4 metres x 25 metres to the north and 2.4metres x 25metres to the south measured to the centerline of the adjoining highway. Within these splays there shall be no obstruction greater than 600mm above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

7. Within 3 months of the date of this decision, the access which shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway. The access shall thereafter be maintained with a hardbound surface for a minimum distance of 5 metres behind the adjoining highway for the lifetime of the development.

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8. Within 3 months of the date of this decision details of a scheme of on-site bicycle parking and refuse storage facilities shall be submitted for the written approval of the Local Planning Authority. The scheme shall be implemented within 3 months of written approval being received from the Local Planning Authority and shall thereafter be permanently retained and kept free of any obstruction. that would prevent their use for bicycle parking and refuse storage.

9. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off, along with site soakaway details within 6 months of the date of this decision and thereafter permanently retained.

10. Development on site shall be in accordance with detail as set out in the Flood Consequences Assessment (FCA) submitted in support of the application, with finished flood levels of any mobile home and the amenity block/day room being a minimum of 200mm above ground level.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected, constructed or placed across the access other than the brick piers and electric sliding gate shown on drawing no. 71422:1004 Revision A.

Reason(s)

1. To ensure that the site continues to contribute to the local supply of gypsy pitches, in line with policy H9 of the Wrexham Unitary Development Plan.

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2. To ensure that the site affords satisfactory amenity standards both for its occupants and for neighbouring land uses, in accordance with Policies GDP1 and H9 of the Wrexham Unitary Development Plan.

3. In order to protect residential amenity, in accordance with Policy GPD1 of the Wrexham Unitary Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12 and to comply with Policy EC6 of the Wrexham Unitary Development Plan.

5. In the interests of the visual amenity of the area in accordance with Policy EC4 of the Wrexham Unitary Development Plan.

6. In the interests of highway safety and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In the interests of highway safety and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

8. In the interests of highway safety and sustainable transport and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

9. In the interests of highway safety and to comply with Policy GDP1 of the Wrexham Unitary Development Plan.

10. In order to safeguard against potential flooding and to comply with Policy EC12 of the Wrexham Unitary Development Plan.

11. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council